

Blair's **FARM & FLEET®**

3507 East Racine Street · P.O. Box 391 · Janesville, WI 53547-0391

Muscatine, Iowa

This property is located at the intersection of US Highway 61 and University Drive on the site with a 116,000 square foot Farm & Fleet store. The Farm & Fleet store has been open since August 2000.

The intersection of University Drive and US Highway 61 fully signalized.

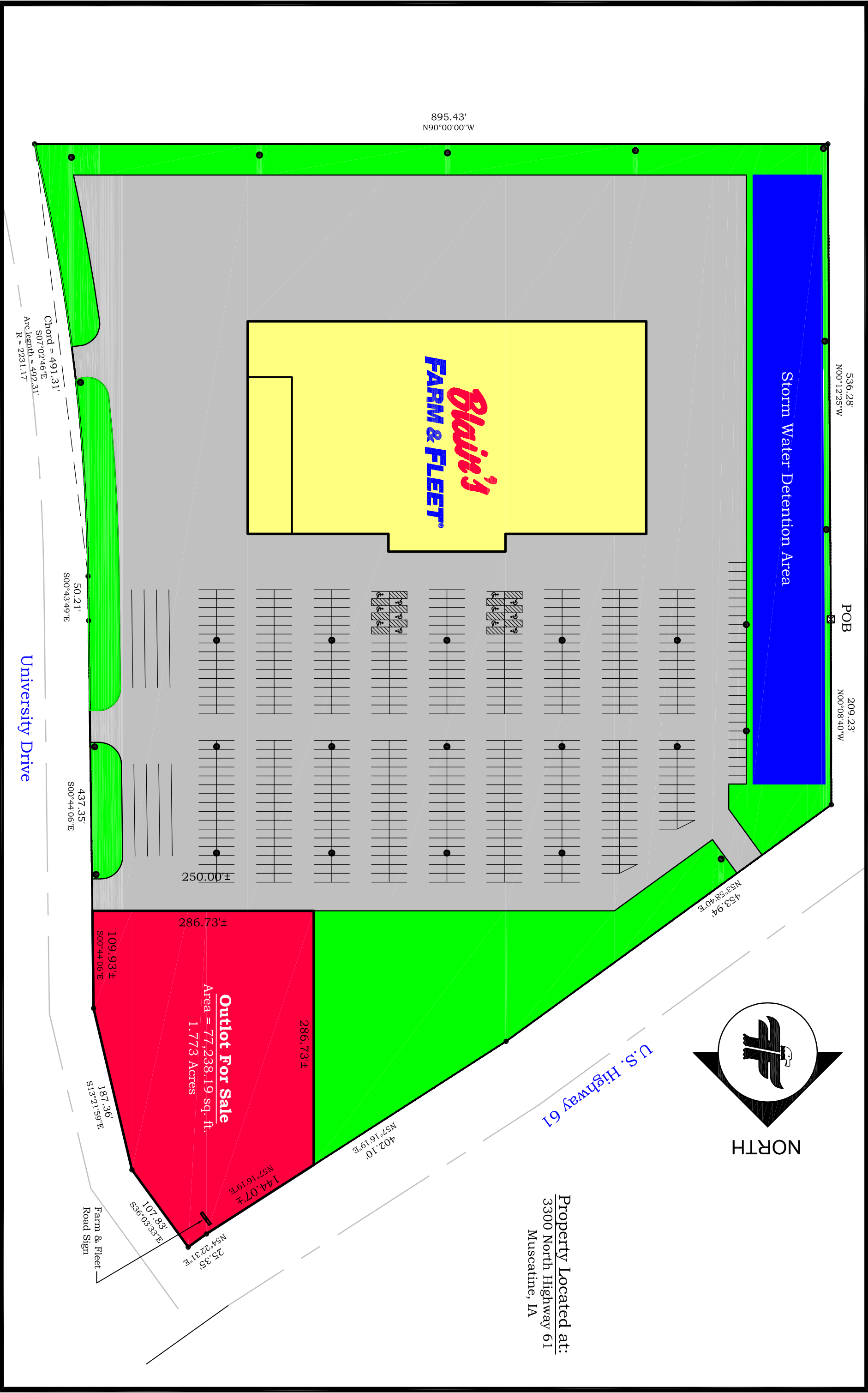
All utilities are available to site. The exact locations of these utilities are to be verified with the City of Muscatine by interested party. All storm water detention is on Farm & Fleet property, therefore any on site storm water management for the site is not required.

Access to the property will be with a cross access easement with Farm & Fleet.

The area crosshatched consists of approximately 1.773 acres. This area may be adjusted to fit your specific needs.

The outlot has restrictions for the use of the property. These restrictions will not allow the use of the property for a muffler store, tire store, auto parts store, hardware store, lawn and garden store, electronics store or an apparel store. Farm & Fleet also will have site plan review and architectural review of all development on this parcel.

For further information regarding this property, please email realestate@farmandfleet.com.



895.43'
N90°00'00"W

536.28'
N00°12'25"W

POB
209.23'
N00°08'40"W

Storm Water Detention Area

Blair's
FARM & FLEET

Chord = 491.31'
S07°02'46"E
Arc Length = 492.31'
R = 2231.17'

50.21'
S00°43'49"E

437.35'
S00°44'06"E

University Drive

±250.00

453.94'
N53°58'40"E

±286.73

±109.93

S00°44'06"E

±187.36

S13°21'59"E

±286.73

N57°16'19"E

±402.10

N57°16'19"E

±144.07

N57°16'19"E

±25.35

N54°22'31"E

±107.83

S36°03'33"E

±109.93

S00°44'06"E

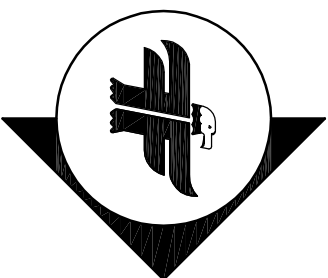
±187.36

S13°21'59"E

Farm & Fleet
Road Sign

±286.73

N57°16'19"E



NORTH

U.S. Highway 61

Property Located at:
3300 North Highway 61
Muscatine, IA

Outlet For Sale
Area = 77,238.19 sq. ft.
1.773 Acres